

Courtesy Of . Ravinder Singh Gill Of Exp Realty

# \$619,500 - 1403 13 Avenue, Edmonton

MLS® #E4410440

**\$619,500**

3 Bedroom, 2.50 Bathroom, 2,103 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to this beautiful home located in the community of Aster with 9 ft ceiling on the main floor and the basement. Step into the Bright Entrance you will find a spacious living area with open concept kitchen and a half bathroom. Upstairs you will find owner's suite with 5 pc ensuite and two good size secondary bedrooms, laundry room and a 4-pc bathroom. Unfinished basement with separate entrance is ready for your personal finishings. Don't miss the opportunity to own this house. Close to major amenities high school, Save-On Foods, Shoppers, Chalo-Freshco, Ganesh Sweets, Rec Center, Highway access, Tim Hortons, Gas Station, Convenience store etc. **MUST SEE !!**

Built in 2024

## Essential Information

MLS® #	E4410440
Price	\$619,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,103
Acres	0.00
Year Built	2024



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1403 13 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2S7

### Amenities

Amenities	Carbon Monoxide Detectors, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 15th, 2024
Days on Market	148
Zoning	Zone 30

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Listing information last updated on March 12th, 2025 at 5:17pm MDT